133.0	0006	0006.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,400 / 904,400
					USE VALUE:	904,400 / 904,400
					ASSESSED:	904,400 / 904,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
153		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUSSIAN ARSEN-ETAL/TRUSTEES	
Owner 2:	ADANALIAN LINDA G	
Owner 3:		
Street 1:	153 GLOUCESTER ST	
Street 2:	CHR TRUST	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,945 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Vinyl Exterior and 2130 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6945.000	338,300	600	565,500	904,400
Total Card	0.159	338,300	600	565,500	904,400
Total Parcel	0.159	338,300	600	565,500	904,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.55 | /Parcel: 424.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	338,300	600	6,945.	565,500	904,400	904,400	Year End Roll	12/18/2019
2019	101	FV	266,300	700	6,945.	596,900	863,900	863,900	Year End Roll	1/3/2019
2018	101	FV	290,400	0	6,945.	439,800	730,200	730,200	Year End Roll	12/20/2017
2017	101	FV	290,400	0	6,945.	421,000	711,400	711,400	Year End Roll	1/3/2017
2016	101	FV	290,400	0	6,945.	389,600	680,000	680,000	Year End	1/4/2016
2015	101	FV	283,100	0	6,945.	326,700	609,800	609,800	Year End Roll	12/11/2014
2014	101	FV	283,100	0	6,945.	319,200	602,300	602,300	Year End Roll	12/16/2013
2013	101	FV	283,100	0	6,945.	304,100	587,200	587,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10382

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSIAN CLARA H	22470-277		10/6/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Inspected	BS	Barbara S
12/1/2017	MEAS&NOTICE	HS	Hanne S
2/25/2009	Measured	372	PATRIOT
11/4/1999	Meas/Inspect	264	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

85632

GIS Ref

GIS Ref

Insp Date

12/16/17

!10382!

PRINT

Date	Time
12/11/20	00:41:36

LAST REV

Date	Time
03/22/18	12:35:15

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	85632
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6945		Sq. Ft.	Site		0	90.	0.90	10									565,514						565,500	

Total AC/HA:	0.15944	Total SF/SM:	6945	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	565,514	Spl Credit		Total:	565,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16877460
Const Adj.:	1.00589943
Adj $ / SQ:	146.959
Other Features:	71800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525355
Depreciation:	187026
Depreciated Total:	338329

COMMENTS

BK: 6697 PG: 472.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 1			HB 1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

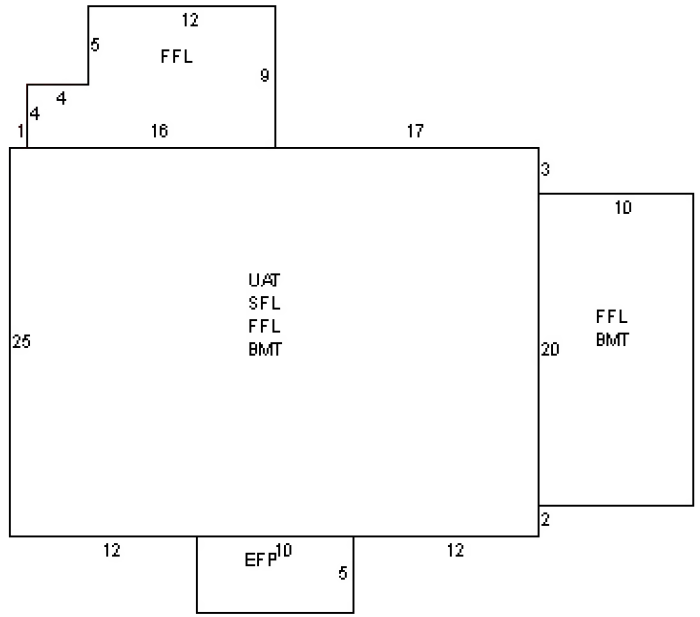
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.82
Special Features:	0	Val/Su Net:	101.38
Final Total:	338300	Val/Su SzAd	167.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,174	146.960	172,530
BMT	Basement	1,050	44.090	46,292
SFL	Second Floor	850	146.960	124,915
UAT	Upper Attic	213	70.540	14,990
EFP	Enclos Porch	50	73.030	3,651

Net Sketched Area:	3,337			Total:	362,378
Size Ad	2024	Gross Are	3974	FinArea	2130

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.0-0006-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	2000	4.48	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600